

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
WESTERN DIVISION AT CINCINNATI**

IN RE: :
JENNIFER HELLIGRATH : Case No. 17-10081
Debtor : Ch 13, Judge Beth A. Buchanan

**DEBTOR'S REPORT OF SALE AND DISBURSEMENT OF FINAL PAYMENT
TO THE CHAPTER 13 TRUSTEE**

Jennifer Hellgrath, (the "Debtor") hereby reports that on December 21, 2021 she sold the real property located at 5426 Gwendolyn Ridge, Cincinnati, Ohio 45238, the sale of which was previously authorized by an order of the Court entered December 20, 2021 at Doc. 277. A copy of the Closing Statement is attached hereto and reflects that the sum of \$38,400.00 was disbursed to the Ch 13 Trustee as the final payment, subject to audit, under the Debtor's confirmed Ch 13 plan.

/s/ John A. Schuh

John A. Schuh (OH 0015292)
7627 Mitchell Park Dr.
Cleveland, Ohio 45002
(513) 509-7314
jaschuh@swohio.twcbc.com

Certificate of Service

I hereby certify that a copy of the foregoing Certification by Debtor Regarding Issuance of Discharge Order was served (i) electronically on the date of filing through the Court's ECF System on all ECF participants registered in this case at the email address registered with the Court (ii) and by first class mail on December 30, 2021 addressed to:

Jennifer Hellgrath
309 Vine Street, Apt. 914
Cincinnati, Ohio 45202

/s/ John A. Schuh

John A. Schuh
Attorney for Debtor

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges					
700. Total Sales/Broker's Commission based on price		\$375,000.00	@3 % = \$11,250.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
701. \$0.00		to TREO Realtors		Funds at	Funds at
702. \$11,250.00		to Coldwell Banker Realty (Ruwes Oak) (less \$2000.00 earnest money)		Settlement	Settlement
703. Commission Paid at Settlement				\$0.00	\$11,250.00
704. Earnest Money Held by					
800. Items Payable in Connection with Loan					
801. Loan Origination Fee % to					
802. Loan Discount % to					
803. Appraisal Fee to					
804. Credit Report to					
805. Lender's Inspection Fee to					
806. Processing Fee to					
807. Tax Service Fee to					
808. Underwriting Fee to					
809. Flood Certification to					
900. Items Required by Lender To Be Paid in Advance					
901. Interest from 12/21/2021 to 1/1/2022 @ \$0/day					
902. Mortgage Insurance Premium for months to					
903. Hazard Insurance Premium for years to					
1000. Reserves Deposited With Lender					
1001. Hazard insurance months @ per month					
1002. Mortgage insurance months @ per month					
1003. City property taxes months @ per month					
1004. County property taxes months @ \$526.71 per month					
1005. Assessment Taxes months @ per month					
1006. HOA dues months @ per month					
1007. Rent months @ per month					
1008. Security Deposit months @ per month					
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee to Griffin Fletcher & Herndon LLP				\$150.00	\$35.00
1102. Abstract or title search to Griffin Fletcher & Herndon LLP				\$200.00	
1103. Title examination to					
1104. Title insurance binder to					
1105. Document preparation to Griffin Fletcher & Herndon LLP					\$75.00
1106. E-Filing Fee to Simplifile				\$4.50	\$4.50
1107. Attorney's fees to					
(includes above items numbers:)					
1108. Title insurance to					
(includes above items numbers:)					
1109. Lender's coverage \$0.00/\$0.00					
1110. Owner's coverage \$375,000.00/\$0.00					
1111. Wire/Courier fee to Griffin Fletcher & Herndon LLP				\$15.00	\$15.00
1200. Government Recording and Transfer Charges					
1201. Recording Fees Deed \$34.00 ; Mortgage ; Rel to Simplifile				\$34.00	
1202. City/county tax/stamps Deed \$1,125.00 ; Mortgage to Simplifile					\$1,125.00
1203. State tax/stamps Deed ; Mortgage to					
1204. Parcel Fee to Simplifile					\$0.50
1205. Record Affidavit of Facts to Simplifile					\$34.00
1300. Additional Settlement Charges					
1301. HOA Status Letter to Lawyers Title of Cincinnati, Inc.					\$306.00
1302. HOA New Account Set up fee to Towne Properties Northwest District Office					\$100.00
1303. Courier/Messenger Fee to					
1304. Home Owner Warranty to					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$403.50	\$12,945.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.


Lori B. Bruewer



Elizabeth L. Tolliver



Emily Bruewer


Jennifer L. Hettigrahn

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.


Settlement Agent


Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.